

APPENDIX 8.4A

City of Grand Terrace Land Use Documents



The Blue Mountain City

Grand Terrace
CALIFORNIA

Community and Economic Development Department

February 22, 2005

Ms. Julie Way, Project Director
The AES Corporation
690 Studebaker Road
Long Beach, CA 90803

Re: Request for Zoning Consistency

Dear Ms. Way:

On February 17, 2005, the Grand Terrace Planning Commission heard your request for zoning consistency regarding whether power generation facilities were a permitted use in the City's M-2 (Industrial zone). On a unanimous vote (5-0-0), the Commission determined that power generation facilities were permitted uses within the M-2 zone. A copy of the meeting's minutes will be made available to you upon request.

If you have any questions regarding this action, please call me at (909) 430-2225.

Sincerely,

CITY OF GRAND TERRACE



Gary L. Koontz
Director of Community Development

ORDINANCE NO. 215.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE
APPROVING AMENDMENT #1 TO SP-04-01 (THE OUTDOOR ADVENTURES
CENTER SPECIFIC PLAN)**

WHEREAS, the City Council of Grand Terrace adopted SP04-01 (the Outdoor Adventures Center Specific Plan) on September 9, 2004; and

WHEREAS, the City General Plan requires the preparation of a Specific Plan for commercial projects of 10 acres or more;

WHEREAS, the proposed amendment is consistent with the City General Plan; and

WHEREAS, the proposed amendment will provide an alternative to assess the potential development of a proposed power generation facility; and

WHEREAS, the Outdoor Adventures Center Specific Plan (SP-04-01), as presented in Exhibit A, is consistent with the General Plan of the City of Grand Terrace; and

WHEREAS, the Planning Commission found the project to be exempt from the California Environmental Quality Act under Section 15271; and

WHEREAS, the Planning Commission held a properly noticed public hearing on April 21, 2005; and

WHEREAS, the Planning Commission following its public hearing on April 21, 2005 recommended that the City Council approve that Amendment #1 to SP-04-01, set out in full in the attached Exhibit A, be approved and adopted by the City Council; and

WHEREAS, the City Council held a properly noticed public hearings on May 12, 2005 and May 26, 2005 for SP-04-01 Amendment #1.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

- | | |
|------------|---|
| Section 1: | The proposed Amendment #1 to SP-04-01 set out in full in Exhibit A is hereby approved and adopted by the City Council. |
| Section 2: | An exemption to CEQA under Section 15271 is hereby approved as Exhibit B. |
| Section 3: | <u>Effective Date:</u> This Ordinance shall be in full force and effect at 12:01 a.m. on the 31 st day of its adoption. |
| Section 4: | <u>Posting:</u> The City Clerk shall cause this Ordinance to be posted in three (3) public places with fifteen (15) days of its adoption, as designated for such purpose by the City Council. |
| Section 5. | First read at a regular meeting of the City Council of said City held on the 26th day of May, 2005 and finally adopted and ordered posted at a regular meeting of said City Council on the 9th day of June, 2005. |

Attest:

Brenda Stanfill
City Clerk of the City of Grand
Terrace and of the City Council
thereof.

Maryetta Deeks
Mayor of the City of Grand Terrace
and of the City Council thereof.

I, Brenda Stanfill, City Clerk of the City of Grand Terrace, do hereby certify that the foregoing Ordinance was introduced and adopted at a regular meeting of the City Council of the City of Grand Terrace held on the 9th day of June, 2005, by the following vote:

AYES: Councilmembers Garcia and Miller; Mayor Pro Tem Cortes and Mayor Ferre

NOES: Councilmember Hilkey

ABSENT: None

ABSTAIN: None








Brenda Stanfill
City Clerk

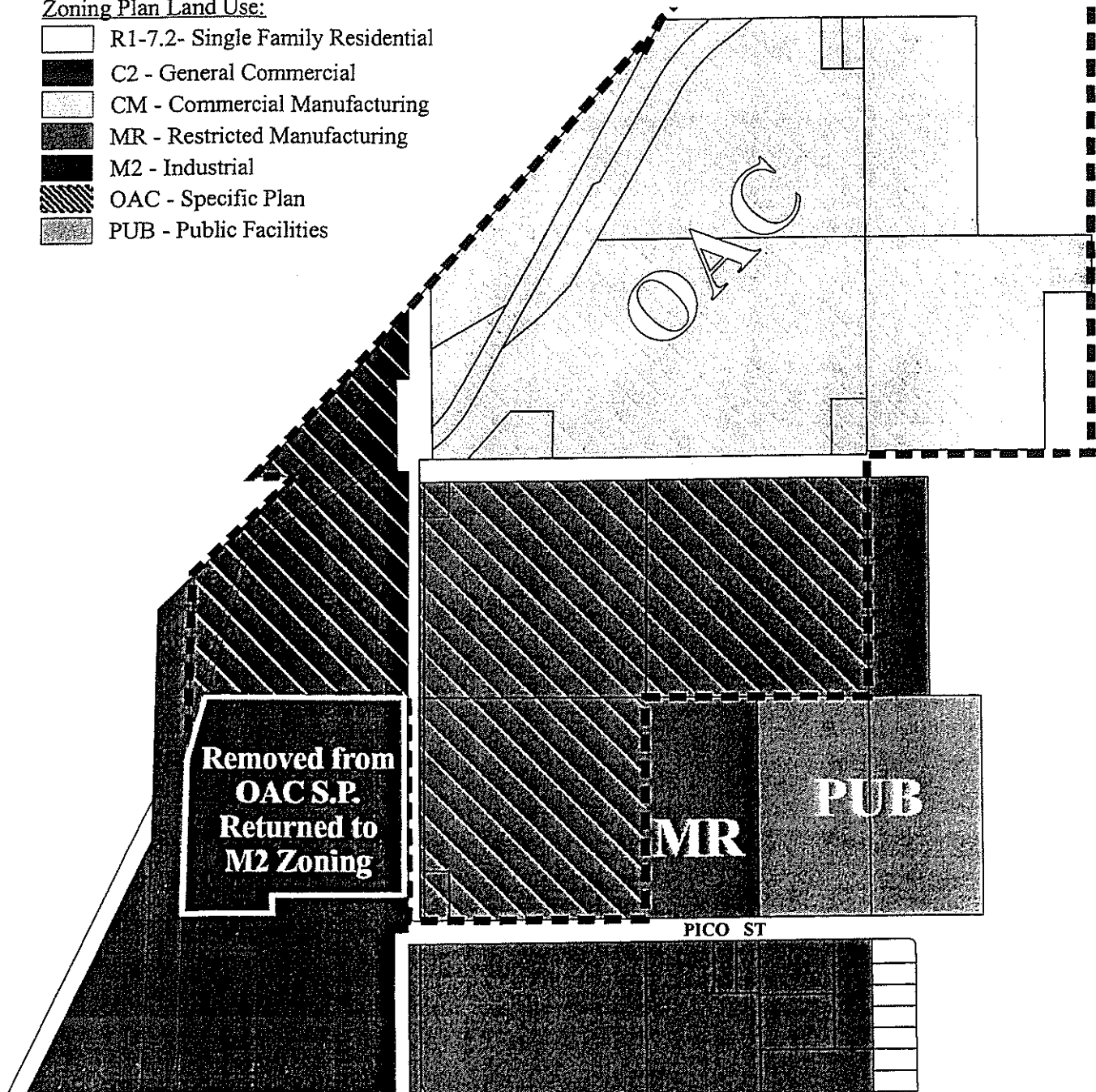
Approved as to form:

Wm Hilkey
City Attorney

OAC Specific Plan Amendment Sp-04-01-A1

Zoning Plan Land Use:

-  R1-7.2- Single Family Residential
-  C2 - General Commercial
-  CM - Commercial Manufacturing
-  MR - Restricted Manufacturing
-  M2 - Industrial
-  OAC - Specific Plan
-  PUB - Public Facilities



ENVIRONMENTAL REVIEW:

It has been determined that this action is exempt from CEQA for the following reasons:

1. The action will return the site to its previous zoning designation of M-2. At the time that the M-2 zone was applied to the site a CEQA review was performed.
2. CEQA Guidelines Section 15271 provides that early activities by public agencies related to thermal power plants are exempt from CEQA provided that the site and facility will be subject to CEQA review and documentation prepared pursuant to a certified regulatory program such as the California Energy Commission permitting process. All CEQA compliance pertaining to siting and operating a power plant on the subject site will occur as part of the full permitting process at the CEC per State requirements.

FINDINGS:

Under Section 18.90.040 of the Zoning Ordinance, certain findings must be made when amending the Zoning ordinance. Since the adoption of an amendment to a Specific Plan is classified as a Change to the Zoning Ordinance, the Planning Commission and City Council must find that:

A. The proposed amendment will not be:

1. Detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city; or
2. Injurious to property or improvements in the neighborhood or within the City.

B. The proposed amendment will be consistent with the latest adopted General Plan.

RECOMMENDATION:

The staff recommends that the Planning Commission recommend to the City Council approval of Amendment #1 to SP 04-01 (the Outdoor Adventures Center Specific Plan) as called for by the attached Ordinance - Attachment 2

Respectfully submitted,



Gary L. Koontz, Community Development Director